

PLAN APPROVAL INFORMATION				
RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. RPA BOUNDARY LOCATION CERTIFICATION		✓		
2. RPA DELINEATION		✓		
3. CHESAPEAKE BAY ACT EXCEPTION		✓		
4. FLOOD PLAIN STUDY		✓	4223-PP-01-4	
5. DRAINAGE STUDY		✓		
6. WATER QUALITY IMPACT ASSESSMENT		✓		
7. SOILS REPORT	✓			SEE SHEETS 4 & 5 FOR GEOTECH REPORTS
8. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		✓		
9. B.Z.A. VARIANCE APPROVAL		✓		
10. WETLANDS/WATERS OF THE U.S. PERMIT		✓		
11. FEMA LETTER OF MAP REVISION		✓		
12. VEGETATED ROOF NOTE		✓		
13. OVERLAY DISTRICT INFORMATION		✓		
14. TREE BANKING		✓		
15. TREE FUND		✓		
16. MODIFICATIONS/NAIVERS	✓			SEE SHEET 2A

REQUIRED INFORMATION	
DESCRIPTION OF PROPOSED WORK	THIS OVERLOT GRADING PLAN IS FOR THE CONSTRUCTION OF A SINGLE FAMILY DETACHED DWELLING ON A 46,770 S.F. LOT IN THE DRANESVILLE DISTRICT. THE SCOPE OF THIS PROJECT INCLUDES THE DEMOLITION OF THE EXISTING DWELLING AND OTHER EXISTING FEATURES WITHIN THE CLEARING LIMITS, AND REMOVING THE DEBRIS, EXCAVATION OF THE FOUNDATION FOR THE HOUSE, INSTALLING THE PROPOSED DRIVEWAY, UTILITIES AND INSTALLING EROSION AND SILTATION CONTROLS. APPROXIMATELY 0.51 ACRES WILL BE DISTURBED DURING CONSTRUCTION.
TAX MAP NUMBER	20-3--(3) LOT 16A
ZONING DISTRICT	R-1
MINIMUM YARD REQUIREMENTS (SETBACKS)	FY: 40', SY: 20', RY: 25'
MINIMUM LOT AREA REQUIREMENT	36,000#
MINIMUM LOT WIDTH REQUIREMENT	INTERIOR = 150', CORNER = 175'
TOTAL LOT AREA (SQUARE FEET)	46,770
SERVED BY (INDICATE PUBLIC WATER OR INDIVIDUAL WELL)	PUBLIC WATER
SERVED BY (INDICATE PUBLIC SEWER OR INDIVIDUAL WASTEWATER MANAGEMENT SYSTEM)	SEPTIC
BUILDING HEIGHT CERTIFICATION (LTI 06-13)	PROVIDED ON SHEET NO. 2
E&S PRIORITY RATING FORM	PROVIDED ON SHEET NO. 3
RESPONSIBLE LAND DISTURBER	NAME: _____ CERTIFICATE NO.: _____ PHONE NO.: _____
WATER QUALITY WAIVER INFO, IF APPLICABLE	PROVIDED ON SHEET NO.: _____
TREE CONSERVATION PLAN	PROVIDED ON SHEET NO.: 6-8

SITE INSPECTION NOTES

- NOTIFY SITE INSPECTIONS AT 703-324-1950 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.
- NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THE PROJECT IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.
- NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF DAPHNE N. AND YESHVANTH D. EDWIN BY DEED RECORDED IN DEED BOOK 21672 AT PAGE 861, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND ARE NOT THE RESULT OF A BOUNDARY SURVEY.
- NO TITLE REPORT FURNISHED, THEREFORE, ALL RESTRICTIONS AND ENCUMBRANCES TO THE PROPERTY MAY NOT BE SHOWN.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON JUNE 8, 2011. THE VERTICAL DATUM IS REFERENCED TO THE FAIRFAX COUNTY TOPOGRAPHIC MAP. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C0155E, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT.
- EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER THE REQUIREMENTS OF THE STATE OF VIRGINIA AND FAIRFAX COUNTY.
- NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. THE CONTRACTOR WILL CONTACT THE ENGINEER AT LAND DESIGN CONSULTANTS IF ANY CONFLICTS ARISE. THE ENGINEER CAN BE CONTACTED AT 703-680-4585.

DEVELOPER: MR. JOHN McDONOUGH
KESWICK HOMES
8500 EXECUTIVE PARK AVENUE, SUITE 300, FAIRFAX, VA 22031
PHONE: 703.270.1400
EMAIL: jmcdonough@keswickhomes.com

LEGALITY OF LOT CERTIFICATION (LTI 02-10)

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT 16A. THE LOT WAS CREATED AS PART OF SECTION THREE, WOODSIDE ESTATES SUBDIVISION PLAT, RECORDED OCTOBER 19, 1995 AND RECORDED IN DEED BOOK 9836 AT PAGE 1704 IN FAIRFAX COUNTY LAND RECORDS.

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: *John McDonough, President*
OWNER/DEVELOPER: JOHN McDONOUGH, PRESIDENT KESWICK HOMES, LLC
NAME: JOHN McDONOUGH TITLE: PRESIDENT

STORMWATER INFORMATION

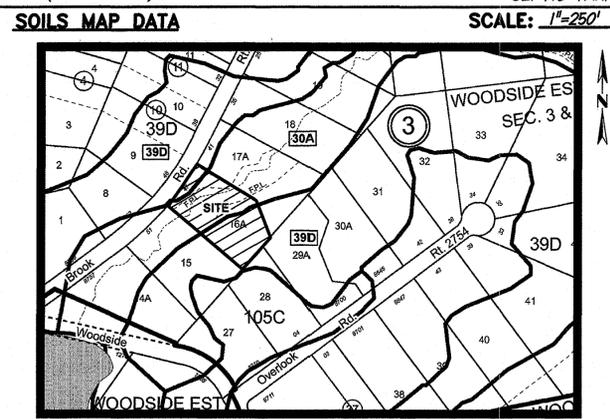
SWM FACILITIES (PROPOSED ONLY):

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUB CODE
N/A	-	-	-	DIFFICULT RUN	UNNAMED TRIBUTARY	N	PL24

DISTURBED AREA (DA) WITHIN WATERSHED(S):
 WATERSHED 1 DIFFICULT RUN DA = 0.51 (ACRES)
 WATERSHED 2 DA = (ACRES)
 WATERSHED 3 DA = (ACRES)
 TOTAL DISTURBED AREA = (ACRES)

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	YES
REDEVELOPMENT PRINCIPAL STRUCTURE	YES
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	YES
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE): SEPTIC TANK/PUMP CHAMBER	YES



IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?
 YES NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE COUNTY ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE PROPERTY CURRENTLY CONTAINS AN EXISTING DWELLING, DRIVEWAY AND SEVERAL DECIDUOUS TREES LOCATED THROUGHOUT. THE PROPERTY DRAINS TOWARDS A STREAM THAT BISECTS THE PROPERTY AND IS WITHIN AN EXISTING FLOOD PLAIN EASEMENT. THE STREAM FLOWS IN A NORTHEASTERLY DIRECTION.

THE DEVELOPMENT PROPOSED WITH THIS PLAN WILL SLIGHTLY INCREASE THE IMPERVIOUS AREA ON THE LOT BY 0.03 ACRES AND THE RUNOFF FOR THE 2-YEAR STORM BY 0.06 CFS. THE RUNOFF FROM THE REAR OF THE LOT WILL BE CARRIED AROUND THE HOUSE BY GRASSSED SWALES AND SHEET FLOW INTO THE EXISTING FLOOD PLAIN EASEMENT. THE FRONT PORTION OF THE LOT DRAINS TO THE INTO THE FLOOD PLAIN EASEMENT AS WELL. THE FRONT PORTION OF THE LOT WILL NOT BE DISTURBED.

THE SLIGHT INCREASE IN RUNOFF WILL NOT ADVERSELY IMPACT THE ADJACENT OR DOWNSTREAM PROPERTIES. NOR WILL IT AGGRAVATE ANY EXISTING DOWNSTREAM ISSUES OR CREATE NEW ONES.

IT IS THE ENGINEER'S OPINION BASED ON THE INFORMATION PROVIDED HEREON AND ON THE REQUIREMENTS SET FORTH IN THE PUBLIC FACILITIES MANUAL SECTION 6-0202.6B (1) AND (2), AND PER VESCH MS-19, THE OUTFALL IS ADEQUATE.

THE DOWNSTREAM EXTENT OF REVIEW IS THE LIMITS OF CLEARING IN ALL DIRECTIONS.

IMPERVIOUS AREA ANALYSIS (PRO RATA SHARE)

	PREDEVELOPMENT	POST DEVELOPMENT
SITE AREA IN ACRES (A)	1.07	1.07
COMPOSITE RATIONAL C FACTOR (C)	0.43	0.44
FRACTIONAL IMPERVIOUSNESS (I)	0.251	0.265
TOTAL IMPERVIOUS ACRES (A x I)	0.197	0.284

INCREASE IN IMPERVIOUS ACRES EQUALS POST DEVELOPMENT(A x I) MINUS PREDEVELOPMENT (A x I)
 INCREASE IN IMPERVIOUS ACRES = 0.09 ACRES

CBAY WATER QUALITY REQUIREMENT DETERMINATION

	SQUARE FEET
IMPERVIOUS AREA PROPOSED	
BUILDINGS	5,642#
DRIVEWAYS (TECHNO BLOCK)	820#
MISCELLANEOUS	-
IMPERVIOUS AREA EXISTING (TO REMAIN) (DRIVEWAY)	1,265#
TOTAL IMPERVIOUS AREA (PROPOSED AND EXISTING TO REMAIN)	7,727#
TOTAL LOT AREA	46,770#

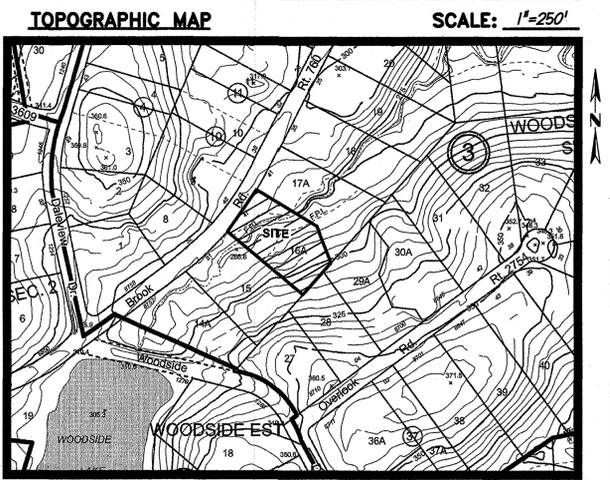
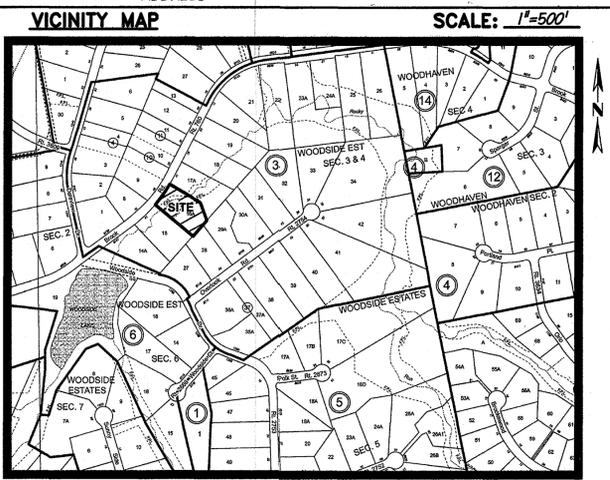
% IMPERVIOUS EQUALS TOTAL IMPERVIOUS AREA DIVIDED BY LOT AREA MULTIPLIED BY 100
 % IMPERVIOUS = 16.5% (IF GREATER THAN 18%, WATER QUALITY MUST BE ADDRESSED)

PARKING SURFACE
 THE AREA OF THIS LOT EXCEEDS 36,000 SQUARE FEET.
 PER 11-102-3 OF THE ZONING ORDINANCE DOES NOT LIMIT THE ALLOWABLE PARKING SURFACE WITHIN THE FRONT YARD.

OWNER INFORMATION

(X) OWNER () TRUSTEE
 () A CORPORATION () A PARTNERSHIP () AN INDIVIDUAL

DAPHNE N. & YESHVANTH D. EDWIN
 NAME: _____ PHONE: _____
 8747 BROOK ROAD MCLEAN, VA 22102
 ADDRESS: _____



APPROVED FOR INDIVIDUAL WASTEWATER SYSTEM AND/OR WATER WELL

DATE: _____ BY: _____ FAIRFAX COUNTY DEPARTMENT OF HEALTH

RESOURCE PROTECTION AREA

THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND/OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

(STORMWATER REVIEWER) DATE: _____

APPROVED FOR GRADING ONLY ON LOT(S) NO. _____ PARCEL(S) NO. _____

THE FOLLOWING CERTIFICATIONS BASED ON A FIELD SURVEY ARE REQUIRED PRIOR TO RUP ISSUANCE (REVIEWER TO CHECK APPROPRIATE ITEMS):

____ A BUILDING HEIGHT CERTIFICATION
 ____ A SETBACK CERTIFICATION

APPROVED BY: _____ PLAN REVIEWER DATE: _____

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

SHEET INDEX

1. COVER SHEET	NO EARTH DISTURBANCE OR CONSTRUCTION ALLOWED UNTIL PERMIT # 12010100 IS ISSUED
2. GRADING PLAN	
3. RPA EXCEPTION & LANDSCAPING PLAN	
4. EROSION AND SEDIMENT CONTROL NOTES & DETAILS	130 310160
5. GEOTECHNICAL REQUIREMENTS	
6. EXISTING VEGETATION MAP	Before you start work you are required to notify the site inspector at 703-324-1720.
7. TREE PRESERVATION PLAN	Failure to notify can result in a violation and a charge per the compliance inspection
8. TREE PRESERVATION NARRATIVE	

PRE-POST DEVELOPMENT
 PRE-DEVELOPMENT GRASS AREA = 0.91 AC x 0.35 = 0.318
 IMPERVIOUS AREA = 0.16 AC x 0.9 = 0.144
 TOTAL AREA = 1.07 AC C=0.43
 0.43 x 5.45 (2yr / 5 min.) x 1.07 AC = 2.51 CFS

POST DEVELOPMENT GRASS AREA = 0.88 AC x 0.35 = 0.308
 IMPERVIOUS AREA = 0.19 AC x 0.9 = 0.162
 TOTAL AREA = 1.07 AC C=0.44
 0.44 x 5.45 (2 yr / 5 min.) x 1.07 AC = 2.57 CFS

DESIGN ENGINEER / SURVEYOR
 FIRM NAME: LAND DESIGN CONSULTANTS, INC.
 ADDRESS: 4885 DAISY REID AVENUE, SUITE 201
 MOOREBRIDGE, VA 22102
 PHONE NO: 703-680-4585 FAX NO: 703-680-4775
 PROJ. MANAGER: Mark Perry, L.S. EMAIL: mperry@ldc-va.com

PROFESSIONAL SEAL
 PROFESSIONAL SEAL
 STATE OF VIRGINIA
 LAND SURVEYOR
 License No. 00888
 12/15/12
 PROFESSIONAL SEAL

LOT 16A, SECTION 3,
 WOODSIDE ESTATES

COUNTY NUMBER
 3216 INF-003-1

PLAN REVIEWER
 CS

SHEET 1 OF 8
 REVISED: 7/11

PROJECT DESCRIPTION:

ITEM 1.1
SEE COVER SHEET FOR PROJECT DESCRIPTION.

EXISTING SITE CONDITIONS:

ITEM 1.2
THE LOT IS CURRENTLY OCCUPIED BY AN EXISTING HOUSE AND DRIVENWAY. THE SITE HAS SEVERAL DECIDUOUS TREES LOCATED THROUGHOUT. THE SITE IS BISECTED BY A SMALL STREAM THAT RUNS TOWARDS THE NORTH EAST. THE SITE IS MODERATELY SLOPING WITH SLOPES RANGING FROM 2-20%. THERE ARE NO CRITICAL AREAS LOCATED ONSITE.

ADJACENT PROPERTIES:

ITEM 1.3
NORTHERN BOUNDARY:
BROOK ROAD IS LOCATED ON THE NORTHERN SIDE OF THE PROPERTY.
EASTERN BOUNDARY:
AN EXISTING DWELLING IS LOCATED ON THE EASTERN SIDE OF THE PROPERTY.
SOUTHERN BOUNDARY:
EXISTING DWELLINGS ARE LOCATED ON THE SOUTHERN SIDE OF THE PROPERTY.
WESTERN BOUNDARY:
AN EXISTING DWELLING IS LOCATED ON THE WESTERN SIDE OF THE PROPERTY.

OFFSITE AREAS

ITEM 1.4
THERE ARE NO OFFSITE LAND DISTURBING ACTIVITIES. ALL SURPLUS SOILS TO REMAIN ONSITE FOR FILL PURPOSES. ANY STOCKPILES TO BE TEMPORARILY STABILIZED AS PER ITEM 3.2, THIS SHEET.

CRITICAL AREAS

ITEM 1.5
THE PROPOSED CONSTRUCTION WILL NOT DISTURB ANY STREAMS, WETLANDS OR RPA AREAS. NO CRITICAL AREAS EXIST ONSITE.

SOILS

ITEM 1.6
SEE SOILS MAP ON COVER SHEET FOR MORE INFORMATION. WHEN DISTURBED, THE ONSITE SOILS HAVE A HIGH EROSION POTENTIAL AND SHOULD BE STABILIZED QUICKLY UNDER TEMPORARY OR PERMANENT CONDITIONS.

ITEM 2.5
STEP 1-INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND THE PERIMETER SILT FENCE AND SUPER SILT FENCE.
STEP 2-CLEAR ALONG THE PERIMETER OF THE LIMITS. MAINTAIN PERIMETER CONTROLS.
STEP 3-CLEAR AND GRADE THE DWELLING LOCATION.
STEP 4-WHEN CLEARING AND GRADING IS COMPLETED. ALL AREAS, SPECIFICALLY ANY SLOPES WILL NEED TO BE STABILIZED TEMPORARILY PER STD # SPEC 3.29 & 3.31.

STEP 5- THE EROSION AND SILTATION CONTROLS WILL NEED TO BE INSPECTED DAILY AT THE END OF THE WORK DAY. ANY CONTROLS THAT NEED REPAIR OR REPLACED MUST BE DONE AT THIS TIME. ALL EROSION CONTROL MEASURES WILL REMAIN IN PLACE UNTIL PERMISSION FROM THE SITE INSPECTOR IS GRANTED TO REMOVE THE CONTROLS.

ITEM 2.6
THE E & S CONTROLS NEED TO BE INSPECTED AND MAINTAINED. ANY CONTROLS NEEDING REPAIR WILL BE FIXED OR REPLACED. THIS PROCESS NEEDS TO HAPPEN DAILY.

ITEM 2.7
NO AREAS SHALL REMAIN DENUDED FOR MORE THAN 7 DAYS. ANY UNDERGROUND UTILITY THAT HAS BEEN BACKFILLED MUST BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500 LINEAR FEET OF TRENCH IS TO BE OPEN AT ONE TIME. THERE IS NOT A BOND ON ANY OF THE UTILITIES. THIS IS A NON-BONDED/FILL LOT. THERE MAY BE A CONSERVATION ESCROW THAT MUST BE POSTED AND WILL NOT BE RELEASED UNTIL THE SITE INSPECTOR HAS APPROVED THE FINAL SITE CONDITIONS OF THE PROJECT.

ITEM 2.8
THERE ARE NO PROBLEM AREAS IDENTIFIED ON THE SUBJECT PROPERTY.

ITEM 2.25
THE PROPOSED EROSION CONTROLS WILL BE SUITABLE FOR THEIR LOCATION AND PURPOSE. THE BUILDER SHOULD KEEP A WATCH OF THE PROPOSED SLOPES. APPLYING A TEMPORARY /PERMANENT SEED TO STABILIZE THE SLOPE WILL HELP REDUCE THE EROSION POTENTIAL. MULCH MAY NEED TO BE ADDED TO ENSURE SEED GERMINATION AND STABILITY

ITEM 2.26
THE CONTRACTOR/BUILDER MAY CALL LAND DESIGN CONSULTANTS (703-680-4505) TO REVIEW ANY OF THE EROSION CONTROL MEASURES AND PRACTICES

ITEM 2.27
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THE PROPER MATERIAL IS USED FOR THE TEMPORARY AND PERMANENT PLANTING, DUE TO WEATHER CONDITIONS AND THE TIME OF YEAR WHEN CHOOSING THE STABILIZATION MATERIALS.

ITEM 3.1
"PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS".
THE BUILDER/DEVELOPER MUST INSPECT THE STABILIZATION OF THE SLOPES TO INSURE EROSION WILL NOT OCCUR. CORRECTIONS TO THE STABILIZATION METHODS MUST BE MADE IF WEATHER CONDITIONS CREATE A POTENTIAL EROSION SITUATION.

E & S CONTROL MEASURES:

ITEM 1.7
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE-HELPS KEEP MUD AND DEBRIS FROM BEING TRACKED ONTO THE PUBLIC ROAD.
SILT FENCE- PROVIDES A PROTECTIVE BARRIER TRAPPING SILT AND KEEPING IT ONSITE, WHILE ALLOWING WATER TO DRAIN THROUGH THE SILT FENCE.
MUD WITH SHOVEL AND BROOM- PROVIDES A METHOD OF REMOVING ANY SILT AND DEBRIS FROM ANY OF THE EROSION AND SILTATION CONTROLS AND THE STREET.

PERMANENT STABILIZATION

ITEM 1.8
PERMANENT STABILIZATION OF THE SITE WILL OCCUR AFTER FINAL GRADING IS COMPLETED. GRASS SEED IS PROPOSED, EITHER SOWN BY HAND OR HYDROSEED. A MIXTURE OF TALL FESCUE AND ANNUAL RYE GRASS IS RECOMMENDED FOR SEEDING ONCE THE GROUND IS PREPARED FOR PLANTING.

ITEM 2.16
SILT COULD TRANSPORT TO THE OFFSITE ADJACENT PROPERTY IF THE PERIMETER SILT FENCE/CONTROLS ARE NOT INSTALLED PROPERLY OR IS NOT MAINTAINED DURING THE CONSTRUCTION PROCESS. UPKEEP OF THE CONSTRUCTION ENTRANCE WILL PREVENT ANY SILT THAT MAY REACH BROOK ROAD. THE DAILY INSPECTION AND MAINTENANCE OF THE EROSION CONTROLS SHOULD PREVENT SILT FROM BEING CARRIED OFFSITE. THE DOWNSTREAM PROPERTIES COULD BE IMPACTED IF THE CONTROLS ARE NOT INSTALLED AND MAINTAINED.

ITEM 3.2
DURING CLEARING AND GRADING, AND CONSTRUCTION ANY SOIL STOCKPILES SHALL BE STABILIZED AND /OR PROTECTED WITH SEDIMENT TRAPPING DEVICES

ITEM 3.3
PROVIDE A PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED

ITEM 3.7
PROVIDE ADDITIONAL STABILIZATION MEASURES ON ANY SLOPES/STOCKPILE THAT MAY BE SUBJECT TO EXCESSIVE EROSION. DO NOT EXCEED MAXIMUM 3:1 SLOPE ON ANY CUT OR FILL SLOPES

ITEM 3.9
PROVIDE DRAINAGE PROTECTION ON ANY SLOPE THAT MAY HAVE WATER SEEPING FROM THE SLOPE FACE

ITEM 2.7

11-406 General Land Conservation Notes

- 11-406.1 (38-93-PFM) No disturbed area which is not actively being worked shall remain denuded for more than 7 calendar days unless otherwise authorized by the Director.
- 11-406.2 All E&S control measures approved with the Phase I E&S control plan shall be placed as the first step in grading.
- 11-406.3 (38-93-PFM) All storm and sanitary sewer lines not in streets shall be seeded and mulched within 7 days after backfill. No more than 500' (150 m) shall be open at any one time.
- 11-406.4 (38-93-PFM) Electric power, telephone and gas supply trenches shall be compacted, seeded and mulched within 7 days after backfill.
- 11-406.5 (38-93-PFM) All temporary earth berms, diversions and sediment control dams shall be seeded and mulched for temporary vegetative cover immediately (as soon as possible but no later than 48 h) after completion of grading. Straw or hay mulch is required. All soil stockpiles shall be seeded and mulched within 7 days after grading.
- 11-406.6 During construction, all storm sewer inlets shall be protected by sediment traps, maintained and modified during construction progress as required.
- 11-406.7 Any disturbed area not covered by Section 11-0406.1 and not paved, sodded or built upon by November 1, or disturbed after that date, shall be mulched immediately with hay or straw mulch at the rate of 2 tons/acre (4493 kg/ha) and over-seeded by April 15.
- 11-406.8 At the completion of any project construction and prior to bond release, all temporary sediment controls shall be removed and all denuded areas shall be stabilized.

TABLE 6-1

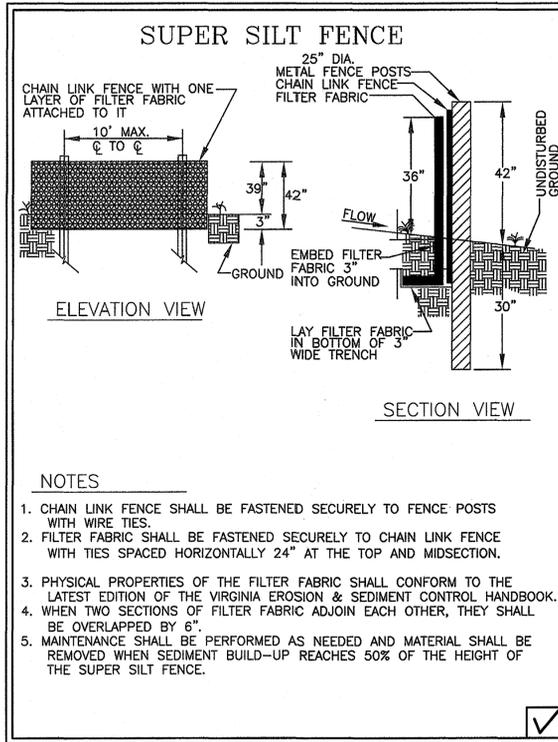
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia Regulations VR 625-02-00 Erosion and Sediment Control Regulations.
- ES-2: The plan approving authority must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
- ES-3: All erosion and sediment control measures are to be placed prior to or as the first step in clearing.
- ES-4: A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
- ES-5: Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.
- ES-6: The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- ES-7: All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
- ES-8: During dewatering operations, water will be pumped into an approved filtering device.
- ES-9: The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

ITEM 3.18
"ALL TEMPORARY EROSION SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERMISSION OF THE INSPECTOR"

ITEM 4.3
SEE THE MULCHING DETAIL IF PERMANENT SEEDING IS USED. THE MULCH IS INTENDED TO PROTECT THE SEED FROM THE WEATHER. SEE THE VESCH STD # SPEC 3.35.

ITEM 4.2



NOTES

1. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED HORIZONTALLY 24" AT THE TOP AND MIDSECTION.
3. PHYSICAL PROPERTIES OF THE FILTER FABRIC SHALL CONFORM TO THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
4. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6".
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE SUPER SILT FENCE.

ITEM 19-20-21
SEE SECTIONS 3.31 - 3.33, # 3.39 FOR THE USE, PROCEDURE AND INSTALLATION OF TEMPORARY AND PERMANENT SEEDING, AND SODDING OF DENUDED AREAS. INCLUDED IN STD # SPEC 3.39 IS DUST CONTROL. ALL OF THE ABOVE ITEMS ARE LOCATED IN THE CURRENT VIRGINIA EROSION SILTATION CONTROL HANDBOOK (VESCH).
SELECTION OF GRASS SEED FOR PERMANENT SEEDING CAN UTILIZE A MIXTURE OF TALL FESCUE AND ANNUAL RYEGRASS OR FOXTAIL MILLET, DEPENDING ON SEED AVAILABILITY.

ITEM 22.1
PROVIDE DUST CONTROLS AS PER STD # SPEC 3.39 IF THE SITE CONDITIONS MIGHT CREATE THE MOVEMENT OF DUST DUE TO WEATHER CONDITIONS AND CONSTRUCTION ACTIVITIES.
THE BUILDER/DEVELOPER WILL NEED TO ADDRESS THE TYPE OF SEED AND MIXTURE FOR THE TEMPORARY AND PERMANENT SEEDING AS TO THE WEATHER CONDITIONS WHEN THE SEED IS APPLIED

FAIRFAX COUNTY PRIORITY RATING FORM FOR EROSION & SEDIMENT CONTROL

PROJECT NAME: **LOT 16A, SECTION 3, WOODSIDE ESTATES** PROJECT NUMBER:
TAX MAP: **22-3 (03) 006A** EVALUATOR: **MARK PERRY** DATE: **OCTOBER, 2012**

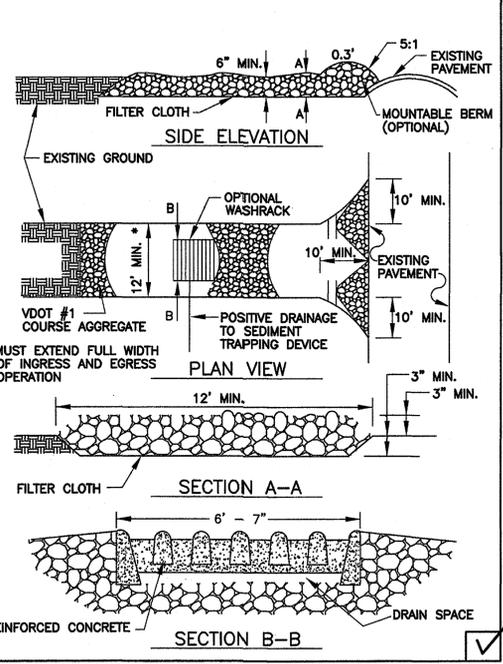
A. Percentage of Denuded Area to Total Site Area	Rating	F. Distance Between the Site Outfall and any Downstream, Wet Pond, Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director.	Rating
> 60%	5	< 2,500-feet	5
31 to 60%	3	2,500 to 5,000-feet	3
10 to 30%	1	> 5,000-feet	0
If the denuded area is greater than 10 acres, the project is initially rated a high priority.		G. Critical Slopes Within 50-feet of Adjacent Property	
B. Watercourse Crossing		Are there any slopes of 0 to 7%; greater than or equal to 300-feet in length; or,	
Yes	5	Are there any slopes of 7 to 15%; greater than or equal to 150-feet in length; or,	
No	0	Are there any slopes greater than 15% and greater than or equal to 75-feet in length	
*If yes, project is initially rated a high priority.		If Yes to any of the above X 5	
C. Distance of Denuded Area to Downstream Adjacent Property		Not Applicable if critical slope is > 50-feet from adjacent property 0	
< 50-feet	5	H. Soil Erodibility (Based on Physiographic Setting)	
50 to 150-feet	3	Triassic Basin 5	
> 150-feet	0	Piedmont Upland X 3	
D. Distance of Any Portion of the Denuded Area to a Natural Watercourse		Coastal Plain 1	
< 50-feet	5	TOTAL OVERALL RATING: 26	
50 to 150-feet	3		
> 150-feet	0		
E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)			
< 50-feet	5		
50 to 150-feet	3		
> 150-feet	0		

*Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

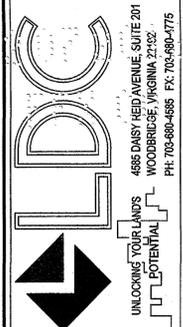
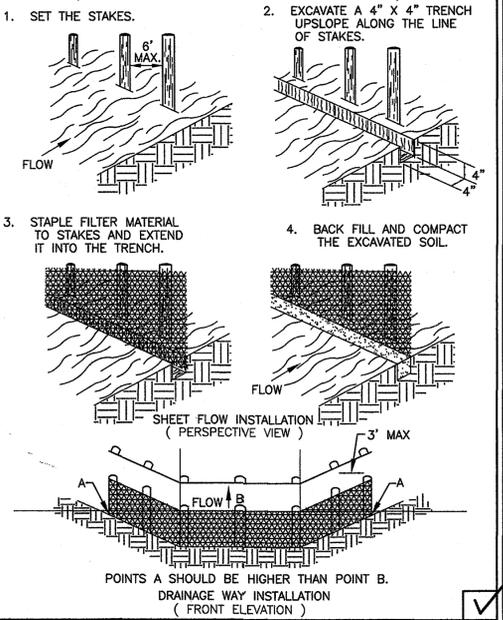
OVERALL RATING	PRIORITY (Mark with an "X")
If > 22	High X
If > 14 and < or = to 22	Medium
If < or = to 14	Low

PROJECT PRIORITY LEVEL: **MEDIUM**

STONE CONSTRUCTION ENTRANCE



CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



LOT 16A - SEC. 3
WOODSIDE ESTATES
 D.B. 9536 PG. 1704
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

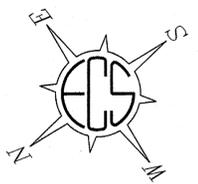
DATE	DESIGN NO.	DESCRIPTION	REVISION BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

GREGORY S. DREW
 Lic. No. 038892
 12/3/12
 PROFESSIONAL ENGINEER

SCALE:
1" = 20'

SHEET **4**
 of **8**
 DATE: **JAN, 2012**
 DRAFT: **MTP** CHECK: **MTM**
 FILE NUMBER: **1109-1-0-696**



ADJUSTMENT OF PROPERTY LINES
SECTION FOUR
WOODSIDE ESTATES
D.B. 9535 PG. 743

LOT 26A
N/F
MARK G. DOHERTY, JR.
MARCIA A. DUSH, JR.
D.B. 11195 PG. 803
ZONE: R-1 USE: SFD

SECTION FOUR
WOODSIDE ESTATES
D.B. 1073 PG. 168

LOT 2B
N/F
DAVID L. PONIELL
ELLYN K. PONIELL
D.B. 8782 PG. 1566
ZONE: R-1 USE: SFD

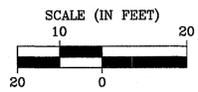
LOT 17A
N/F
MAD JAFAR MOJARRAD
MIRA ADELZADEH
D.B. 20633 PG. 1206
ZONE: R-1 USE: SFD

SURVEYED PERENNIAL
STREAM BOUNDARY
(2,632-SF)
EX. CHAINLINK FENCE
EX. IRON FENCE

LOT 15
N/F
RAVI MAEWALL
SNIODHA MAEWALL
D.B. 17150 PG. 743
ZONE: R-1 USE: SFD

LOT 16A
46,770#
#8747

BROOK ROAD - ROUTE #760
(50' R/W)



LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (30,447-SF)
LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
T-16

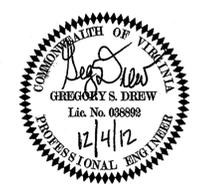
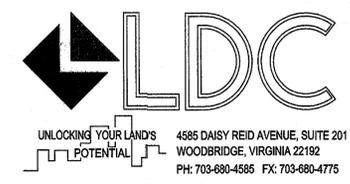
Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
205	Red Maple	22.2	22.2	Fair		Leaning, broken limbs
206	Red Maple	16.6	16.6	Poor		Nearly dead- no top
207	Mockemut Hickory	17.6	17.6	Fair		Small girdling roots
208	Red Maple	22.5	22.5	Fair		Prune dead limbs
209	Tulip Poplar	32.2	32.2	Fair		Prune dead limbs
210	Red Maple	16.6	16.6	Fair		Significant lean (away from proposed house)
211	White Pine	19.1	19.1	Good	x	
212	Red Maple	24.6	24.6	Fair	x	Broken limb, exposed and damaged roots
213	Tulip Poplar	20.4	20.4	Fair	x	One-sided, trunk growths
214	Tulip Poplar	22.7	22.7	34.4%	x	Trunk cavity, disease, dead limbs
215	Tulip Poplar	18.0	18.0	37.5%	x	Trunk cavity, disease in branches
216	Tulip Poplar	30.3	30.3	Fair	x	
217	White Oak	26.5	26.5	Fair		Offsite Tree- some dead limbs
218	Mockemut Hickory	14.0	14.0	25.0%	x	Offsite Tree- Covered in ivy, no visible branches- TBR w/permission
219	Dead	-	-	Dead		Offsite Tree- Dead- TBR w/permission
220	White Oak	26.2	26.2	Fair	x	English Ivy
221	Tulip Poplar	30.5	30.5	Fair		Remove English Ivy
222	Tulip Poplar	25.5	25.5	Fair		Prune dead limbs
223	Tulip Poplar	33.2	33.2	Good		Shared Tree- Prune dead limbs
224	Tulip Poplar	21.1	21.1	Fair	x	Some dead limbs
225	Souther Red Oak	20.2	20.2	Fair		Offsite Tree- some dead limbs
226	White Oak	24.6	24.6	Fair		Offsite Tree- some dead limbs
227	White Oak	26.7	26.7	Fair	x	Shared Tree- TBR w/permission
228	Tulip Poplar	27.1	27.1	Good		Offsite Tree
229	Tulip Poplar	28.4	28.4	Fair		Prune dead limbs
230	Red Maple	17.0	17.0	Poor		Disease, dead limbs, trunk cavity
231	Red Maple	13.4	13.4	Poor		Disease, dead limbs, trunk cavity
232	White Oak	26.9	26.9	Good	x	

NOTES:
- SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- POOR OR DEAD TREES WITHIN THE RPA AND OUTSIDE THE LIMITS OF CLEARING SHALL NOT BE REMOVED UNLESS THEY PRESENT A HAZARD TO HEALTH AND SAFETY.

BROOK ROAD PROPERTY
MCLEAN, VIRGINIA
FAIRFAX COUNTY

EXISTING VEGETATION
MAP
KESWICK HOMES, LLC

ECS REVISIONS	
ENGINEER	DRAFTING
AMS	AEA
SCALE	1" = 20'
PROJECT NO.	01:18105
SHEET	6 OF 8
DATE	2/23/12



ECS - MID-ATLANTIC, LLC
 14028 TURNERBOLT PLACE
 SUITE 100
 CHANTILLY, VA 20151
 1-800-822-3489
 703-471-8400
 (FAX) 703-834-8927
 CELEBRATING
 20 YEARS
 OF EXCELLENCE
 SETTING THE STANDARD FOR SERVICE



Table 12.3 - Tree Preservation Target Calculations & Statement

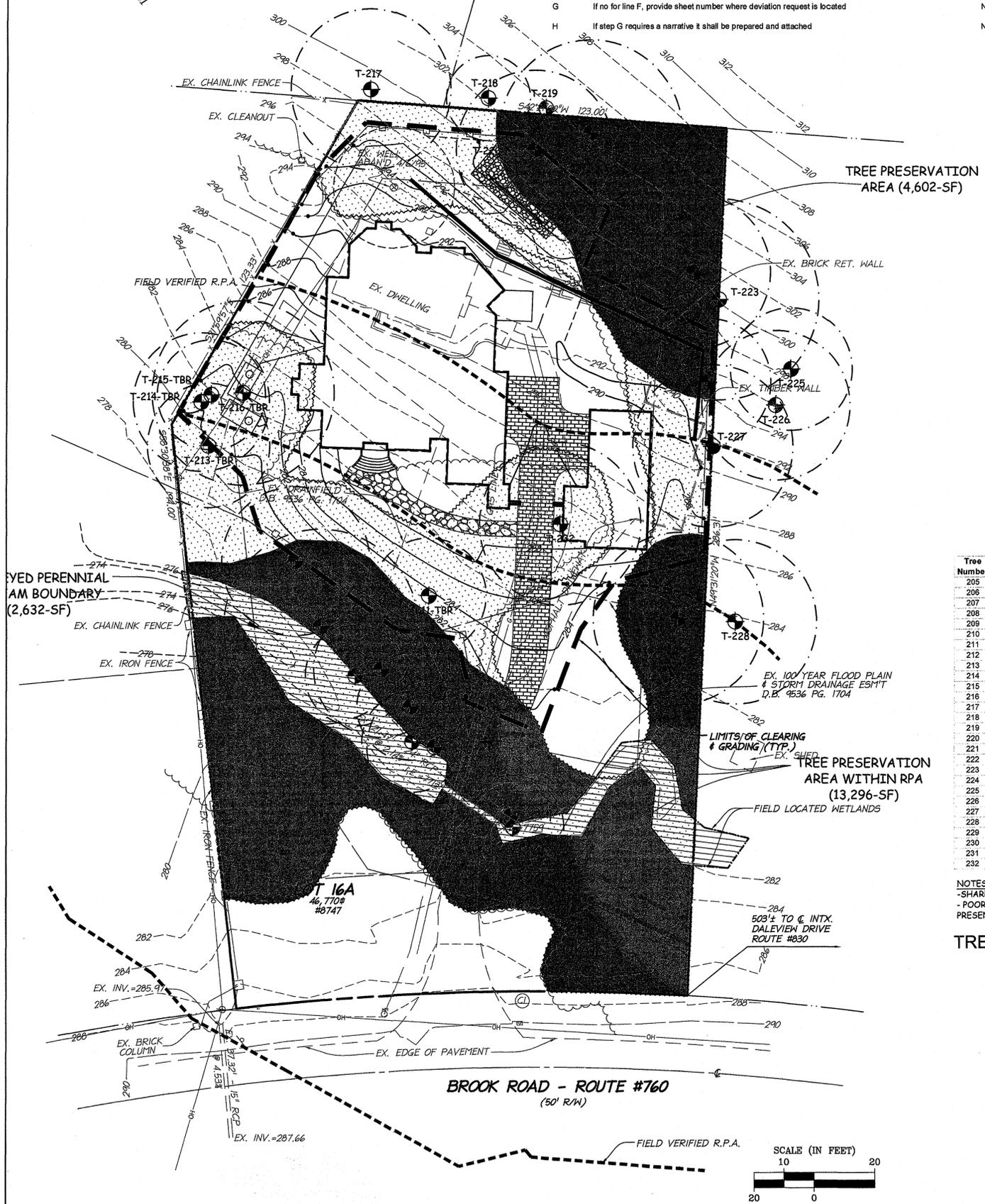
A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	30,447.0
B	Percentage of gross site area covered by existing tree canopy =	62.6%
C	Percentage of 10-year tree canopy required for site per zoning =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	62.6%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	232.1%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target & Statement	
A1	Tree Preservation Target calculations and statement
B. Tree Canopy Requirement	
B1	Gross Site Area = 46,770.0
B2	Subtract area dedicated to parks, road frontage = 0.0
B3	Subtract area of exemptions (Perennial Stream, Drainfield) = 3,094.0
B4	Adjusted gross site area = 43,676.0
B5	Identify site's zoning and/or use = R-1
B6	Percentage of 10-year canopy required = 30%
B7	Area of 10-year canopy required = 13,103
B8	Modification of 10-year Tree Canopy Requirement Requested? No
B9	If B8 is yes, list plan sheet where modification is located N/A
C. Tree Preservation	
C1	Tree Preservation Target Area = 8,205.9
C2	Total canopy area meeting standards of § 12-0400 = 4,602.0
C3	C2 x 1.25 = 5,752.5
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 13,296.0
C9	C8 x 1.0 = 13,296.0
C10	Total of C3, C5, C7, and C9 = 19,049
D. Tree Planting	
D1	Area of canopy to be met through tree planting = 0.0
D2	Area of canopy planted for air quality benefits = 0.0
D3	D2 x 1.5 = 0.0
D4	Area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Area of canopy planted for wildlife benefits = 0.0
D9	D8 x 1.5 = 0.0
D10	Area of canopy provided by native trees = 0.0
D11	D10 x 1.5 = 0.0
D12	Area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Total of canopy area provided through tree planting = 0
D18	Is an offsite planting relief requested? No
D19	Tree Bank or Tree Fund? No
D20	Canopy area requested to be provided through offsite banking or tree fund? No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
E. Total of 10-year Tree Canopy Provided	
E1	Total of canopy area provided through tree preservation = 19,049
E2	Total of canopy area provided through tree planting = 0
E3	Total of canopy area provided through offsite mechanism = 0
E4	Total of 10-year Tree Canopy Provided = 19,049

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (30,447-SF)
LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA (2) UPLAND FOREST (4,602-SF)
LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA WITHIN RPA (13,296-SF)
LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING & ROOT PRUNING



Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
205	Red Maple	22.2	22.2	Fair		Leaning, broken limbs
206	Red Maple	16.6	16.6	Poor		Nearly dead- no top
207	Mockernut Hickory	17.8	17.8	Fair		Small girdling roots
208	Red Maple	22.5	22.5	Fair		Prune dead limbs
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214	Tulip Poplar	22.7	22.7	34.4%	x	Trunk cavity, disease, dead limbs
215	Tulip Poplar	18.0	18.0	37.5%	x	Trunk cavity, disease in branches
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217	White Oak	26.5	26.5	Fair		Offsite Tree- some dead limbs
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219	Dead			Dead		Offsite Tree- Dead- TBR w/permission
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221	Tulip Poplar	30.5	30.5	Fair		Remove English Ivy
222	Tulip Poplar	25.5	25.5	Fair		Prune dead limbs
223	Tulip Poplar	33.2	33.2	Good		Shared Tree- Prune dead limbs
224	Tulip Poplar	21.1	21.1	Fair	x	Some dead limbs
225	Souther Red Oak	20.2	20.2	Fair		Offsite Tree- some dead limbs
226	White Oak	24.6	24.6	Fair		Offsite Tree- some dead limbs
227	White Oak	26.7	26.7	Fair	x	Shared Tree- TBR w/permission
228	Tulip Poplar	27.1	27.1	Good		Offsite Tree
229	Tulip Poplar	28.4	28.4	Fair		Prune dead limbs
230	Red Maple	17.0	17.0	Poor		Disease, dead limbs, trunk cavity
231	Red Maple	13.4	13.4	Poor		Disease, dead limbs, trunk cavity
232	White Oak	26.9	26.9	Good	x	

NOTES:
 - SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 - POOR OR DEAD TREES WITHIN THE RPA AND OUTSIDE THE LIMITS OF CLEARING SHALL NOT BE REMOVED UNLESS THEY PRESENT A HAZARD TO HEALTH AND SAFETY.

TREE PRESERVATION & CANOPY CALCULATIONS

GROSS SITE AREA	1.07- AC	46,770 SF
ADJUSTED SITE AREA (TOTAL- STREAM- DRAINFIELD)		43,676 SF
MULTIPLY PERCENT REQUIRED (ZONED R1)		30%
EQUALS TREE COVER TO BE PROVIDED		13,103 SF
EXISTING TREES TO BE PRESERVED		17,898 SF
PROPOSED CREDIT REQUIRED BY PLANTING		0 SF
HAS THE TREE PRESERVATION TARGET BEEN MET?		YES
ADJUSTED CANOPY COVER PER SECTION 12-0200		19,049 SF
TOTAL TREE COVER PROVIDED	43.6%	19,049 SF

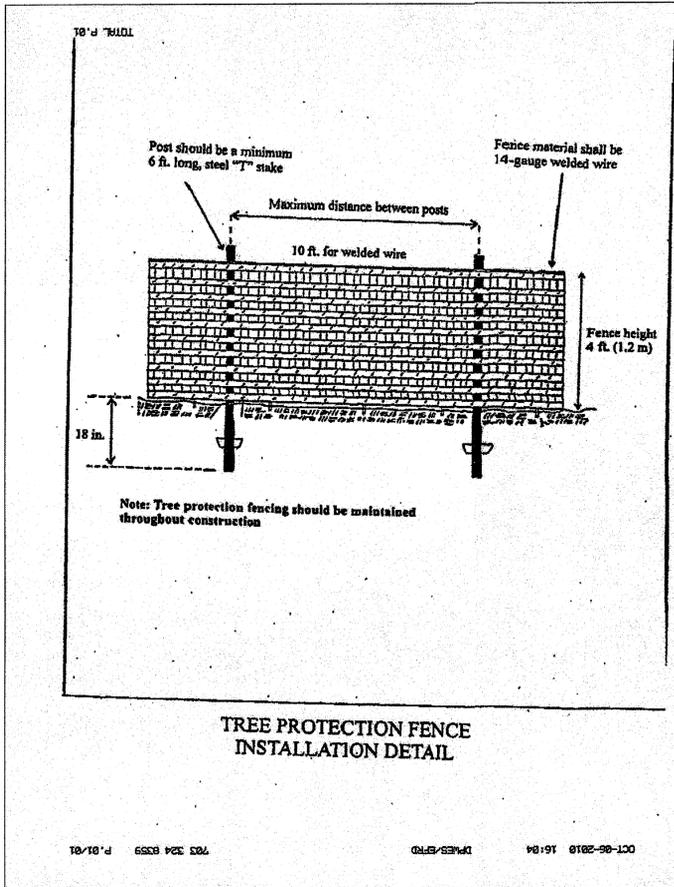
INVASIVE SPECIES CONTROL NARRATIVE:

- ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
- ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION.
- ORNAMENTAL BITTERSWEET: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS.
- THE ENGLISH IVY AND BITTERSWEET REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
- INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



4585 DAISY REID AVENUE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192
 PH: 703-680-4585 FX: 703-680-4775

BROOK ROAD PROPERTY
 MCLEAN, VIRGINIA
 FAIRFAX COUNTY
 TREE PRESERVATION & PROTECTION PLAN
 KESWICK HOMES, LLC
 CELEBRATING 20 YEARS OF EXCELLENCE
 ECS-AMS-ATLANTIC, LLC
 14026 TRANSPORT TRACE
 SUITE 100
 CHANTILLY, VA 20151
 1-800-822-3489
 703-471-8400
 (FAX) 703-884-8827
 SETTING THE STANDARD FOR SERVICE
 ECS REVISIONS
 ENGINEER AMS DRAFTING AEA
 SCALE 1" = 20'
 PROJECT NO. 01:18105
 SHEET 7 OF 8
 DATE 2/23/12



TREE CONDITION ANALYSIS

ECS Mid-Atlantic, LLC (ECS) conducted a site reconnaissance to evaluate the wooded habitat on the project site in February 2012. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Tulip Poplar and oak species) and Softwoods (i.e. White Pine). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map. In addition to those species, Magnolia, Black Cherry, American Holly, and Dogwood were also observed onsite.

Based on our site reconnaissance, invasive and/or noxious species (i.e.: English Ivy) are present throughout the wooded areas of the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are in Fair/Good condition, except where otherwise noted on the EVM (i.e.: Poor or Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

TREE PRESERVATION NARRATIVE

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk

§ 12-0509.3D: Invasive and/or noxious species (i.e.: English Ivy) are present throughout wooded areas of the site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. See the previous sheet for species-specific control measures. Most of the forested areas within the tree preservation area do not contain invasive plant species at levels that endanger the long-term ecological functionality, health, and regenerative capacity of any native plant communities present onsite.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0506.2b(1).

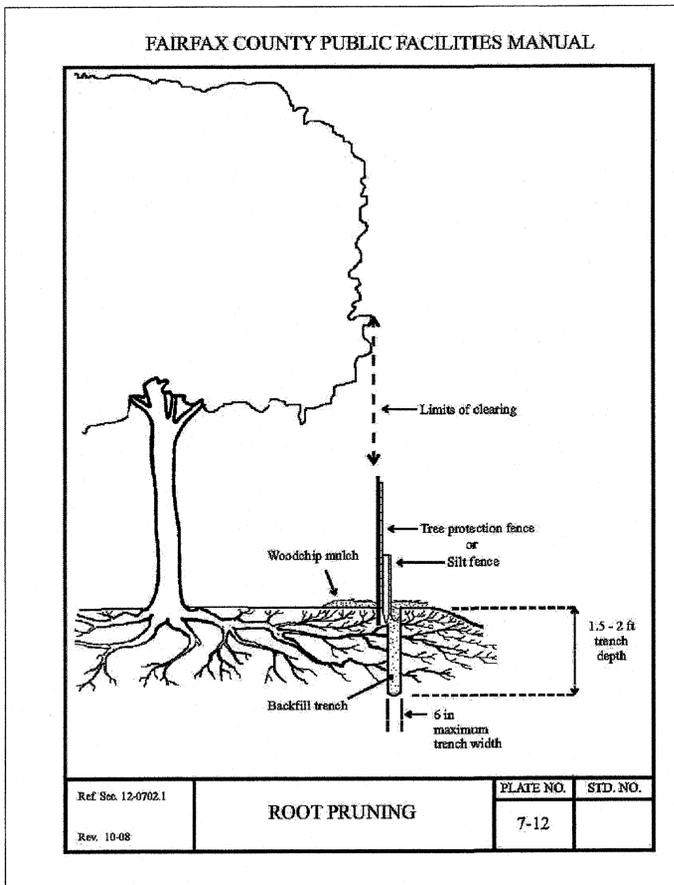
§ 12-0509.3G: Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: There are no known proffer conditions which would require a tree inventory, tree condition, tree valuation or tree bonding information.



CELEBRATING
20 YEARS
OF EXCELLENCE

ECS - MID-ATLANTIC, LLC
14026 THUNDERBOLT PLACE
SUITE 100
CHANTILLY, VA 20151
1-800-822-3489
703-471-8400
(FAX) 703-474-8527

SETTING THE STANDARD FOR SERVICE



**BROOK ROAD PROPERTY
MCLEAN, VIRGINIA
FAIRFAX COUNTY**

**TREE PRESERVATION
NARRATIVES
KESWICK HOMES, LLC**

ECS REVISIONS

ENGINEER AMS	DRAFTING AEA
SCALE	NTS
PROJECT NO.	01:18105
SHEET	8 OF 8
DATE	2/23/12

